

'96 MAR 15 AIO:38



WARRANTY DEED

#04044378
AFTER RECORDING RETURN TO:

DAVID GEORGE HEIDEMAN
SHARON ANN HEIDEMAN
804 NORTH 2ND STREET
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DAVID GEORGE HEIDEMAN, also known as DAVID G. HEIDEMAN,
hereinafter called GRANTOR(S), convey(s) to DAVID GEORGE
HEIDEMAN and SHARON ANN HEIDEMAN, husband and wife hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

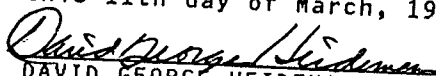
"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and those apparent on the land, and will
warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is TO CLEAR
TITLE.

In construing this deed and where the context so requires, the
singular includes the plural.

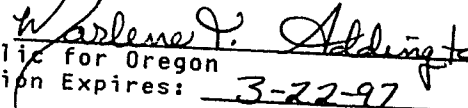
IN WITNESS WHEREOF, the grantor has executed this instrument
this 11th day of March, 1996.


DAVID GEORGE HEIDEMAN

STATE OF OREGON, County of Klamath)ss.

On this 11th day of March, 1996

Personally appeared the above named DAVID GEORGE HEIDEMAN and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: 
Notary Public for Oregon
My Commission Expires: 3-22-97

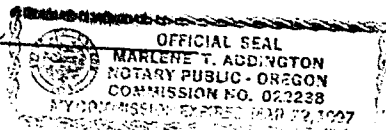


EXHIBIT "A"

All of Lot 1, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING a tract of land described as follows:

Beginning at the Southwest corner of Lot 1, Block 102, BUENA VISTA ADDITION and running thence: Northerly along the Westerly line of said Lot 1 a distance of 50 feet to a point; thence Easterly along a line parallel to the South line of said Lot 1 to the Easterly line of said Lot 1; thence South along the Easterly line of said Lot 1 to the Southeast corner of Lot 1 in Block 102, BUENA VISTA ADDITION; thence Westerly along the South line of said Lot 1 to the point of beginning, being the Southerly portion of said lot; ALSO SAVING AND EXCEPTING that portion of said Lot 1 lying Northerly of said line between Lots 2 and 6 of said Block 102 extended, through said Lot 1 to Second Street.

ALSO EXCEPTING the Southeasterly 8 feet (as measured along the Westerly line and parallel to the South line of Lot) of the above described property.

ALSO EXCEPTING a portion of Lot 1, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a 1/2" iron pin at the intersection of the Northerly line of said Lot 1 and the line between Lots 2 and 6, of said Block 102, extended Northeasterly through said Lot 1 to Second Street; thence South 63 degrees 22' 30" West along said Northeasterly extension through Lot 1, a distance of 27.11 feet, to a 5/8" iron pin at the true point of beginning; thence South 63 degrees 22' 30" West a distance of 25.12 feet, to a 5/8" iron pin on the Westerly line of said Lot 1; thence South 11 degrees 52' 00" East along said Westerly line, a distance of 12.67 feet to a 5/8" iron pin; thence North 40 degrees 00' 00" East a distance of 30.88 feet to the true point of beginning.

CODE 1 MAP 3809-32BB TL 2900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day of March A.D., 19 96 at 10:38 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 7031.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Cheryl Russell